

Browsfield Road | | LS29 0TE

Asking price £335,000

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4 Browsfield Road |
Addingham | LS29 0TE
Asking price £335,000

An inviting and well-proportioned two double bedroomed, two bathroom bungalow featuring beautifully maintained gardens to the front and rear, off-street parking and a garage.

Located at the bottom of Browsfield Road, just a brief walk from the heart of Addingham, this semi-detached bungalow is for sale with no onward chain. The property is entered via a porch and entrance hall, which connects to a substantial living room and dining area as well as a well-equipped kitchen. To the rear of the property are two double bedrooms, one of which includes an en suite, and a bathroom.

- Two Double Bedrooms / Two Bathrooms
- Well Kept Lawned Gardens To The Front & Rear
- Garage & Off-Street Parking
- Secluded Yet Convenient Location

With gas central heating,. the accommodation comprises:

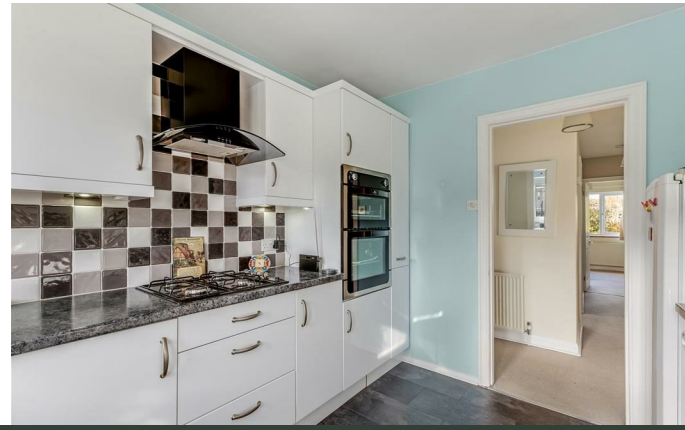
GROUND FLOOR

Entrance Porch
Double glazed, with a door through too:

Entrance Hall
With a recessed store cupboard housing the boiler, useful recessed linen cupboard and a hatch to the loft.







An inviting bungalow located towards the bottom of Browsfield Road, just a brief walk from Addingham village centre.











Living/Dining Room
22'8 x 11'8 (6.91m x 3.56m)
A generous reception room that could accommodate both a generous living area and adjoining dining area, with a window to the front elevation and ceiling coving.

Kitchen
11'6 x 8'9 (3.51m x 2.67m)
Comprising a range of base and wall units with coordinating work surfaces and tiled splashback. Appliances include a double oven, 4-ring gas hob with hood over, plumbing for a dishwasher, space for a dryer, plumbing for a washing machine and space for a fridge and freezer. A window to the front elevation provides an outlook across the front garden.

Bedroom
11'7 x 11'9 (3.53m x 3.58m)
An ample double bedroom featuring a range of fitted wardrobes and draws. There is also a window to the rear elevation offering an outlook over the garden.

Ensuite
4'8 x 5'3 (1.42m x 1.60m)
Fully tiled and comprising a walk-in shower, WC, hand wash basin within vanity unit, heated towel rail, spotlights and a window to the side elevation.

Bedroom
15'0 x 8'9 (4.57m x 2.67m)
A further double bedroom including a range of fitted wardrobes and French doors leading out to the garden.

Bathroom
6'2 x 5'4 (1.88m x 1.63m)
Comprising a bath with shower over and glass screen, hand wash basin within vanity unit, WC, heated towel rail and spotlights. Window to the side elevation.

OUTSIDE

Front Garden
A well kept lawned front garden with rockery and well-stocked flower beds











Rear Garden
To the rear of the property is a lawned garden enclosed by iron railings.

Garage
17'2 x 8'10 (5.23m x 2.69m)
With an electric up-and-over door, lighting and power.

Parking
An off-street parking space is located to the rear.

Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Offer Acceptance & AML Regulations
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.
Please note that the property will not be marked as “sold subject to contract” until appropriate identification has been provided and all AML checks have been fully completed.

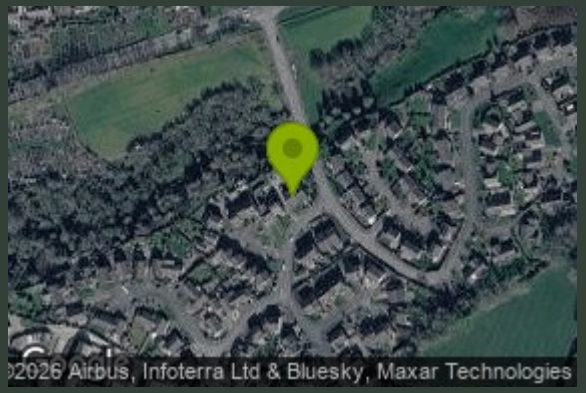
Mobile Signal/Coverage
The mobile signal/coverage in this area can be verified via the following link:
https://checker.ofcom.org.uk/en-gb/mobile-coverage





Well maintained gardens can be found to the front and rear, while a shared driveway leads to an off-street parking space and garage.



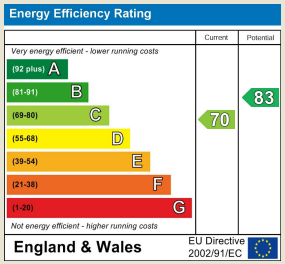








Total Area: 89.2 m² ... 960 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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